

LUNENBURG PLANNING BOARD

TOWN OF LUNENBURG

Emerick R. Bakaysa, Chair
Joanna L. Bilotta, Vice-Chair
Thomas W. Bodkin, Jr., Clk.
Robert J. Saiia, Mbr.
Nathan J. Lockwood, Mbr.
Marion M. Benson, Planning Director



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Minutes
January 24, 2011

Meeting Posted: Yes

Place: Ritter Memorial Building, 960 Massachusetts Avenue, Lunenburg, MA 01462

Time: 6:30 PM

ROLL CALL: Emerick R. Bakaysa, Joanna L. Bilotta (sat as Chair), Robert J. Saiia, Thomas W. Bodkin Jr., Nathan J. Lockwood, Marion M. Benson

APPOINTMENTS:

Jamie Rheault, Whitman and Bingham Associates LLC- Requested the Planning Board support a zoning change for 134 Leominster Shirley Road, Map 146, Parcel 26, from Industrial to Commercial. Mr. Rheault noted that Charles Gitto (owner) has a buyer who wishes to site a commercial complex of a gas station, convenience store and similar business. Board members noted that consideration for an overlay district may be appropriate. In summary, the Board indicated to Mr. Rheault they would support the zoning change from industrial to commercial. Mr. Rheault will follow up for presentation to the Board.

Steve Mullaney, SJ Mullaney Engineering Company- Represented Keating Trust at 1263 Reservoir Road. He presented a Development Plan Review for tank and silo replacement associated with hot mix manufacturing operation. There is a reviewing engineer and a review "Tech" meeting planned with a required public information meeting set for February 14, 2011. The Board has requested that the increased height of six of the silos be identified by either flying a balloon or some other methodology. Explanation of the horizontal tank to be replaced with vertical tanks is to meet the Department of Environmental Protection (DEP) standards for air quality. The tallest tanks will be approximately 90 feet and the shorter ones 49 feet. Director will send out a memorandum to abutters noting the project and the new height of the silos.

MINUTES – APPROVAL: Signed 1-10-11, Motion, Mr. Saiia, Second, Mr. Bodkin Jr., Signed Executive 12-13-10, previously voted on; signed this date. Executive 1-10-11 not signed, correction to be made.

NOTICES AND COMMUNICATION: Director noted Zoning Board of Appeals petition of Priestly A. Bisong, d/b/a Best Auto, 40 Summer St, to operate used car lot for twenty vehicles - no comment from Board. Noted ZBA petition of Edward W. Allewa Jr., 92 Whalom Road, for outside storage and display of ten used vehicles for sale. Question was if this is a new use. Beside a permit from the Zoning Board of Appeals it would require a development plan review.

COMMITTEE REPORTS:

MJTC-no report

MRPC- no report

DPW Building Committee- reported final plans reviewed

Capital Planning Committee- Director reported on the draft prioritization. CPC will meet with Town Manager as to funding sources.

PLANNING DIRECTOR'S REPORTS/NEW BUSINESS:

Television Sessions- Director noted arrangements for the televising of the first Board meeting each month beginning in February. Discussion included seating, attire, material, i.e. more precise details on agenda items including location.

Census-Director noted that the latest news is that it will be March before all information is released.

NRWA Workshop- Director reminded Board of the February 9th workshop at the Eagle House. The workshop is entitled "Low Impact Development: A Better Way to Work in the Landscape". Invitations have gone out and have also been placed in Town Hall mailboxes.

Summer Street- Director reported on correspondence from the Town Manager funding of \$50K from the State toward the re-design of Summer Street. Also, the State is looking for at least one of the three communities to identify a 43D site.

Eagle House-The Committee is still waiting to hear on the grant.

Green Community Task Force- Preparation for grant request on solar field on the landfill is continuing.

Open Space- Next meeting is February 11, 2011. Committee members have committed to add additional information.

DEVELOPMENT STATUS REPORTS:

Highfield Village- Board has requested the letter from Highfield Village asking for the extension be presented at the next Planning Board meeting as the vote to extend was based on the receipt of the letter.

Emerald Place at Lake Whalom- Report was given on number of boxes received. Villas and second large units are the next buildings to be completed.

Tri Town Landing- A brief visit from the Chair of the Stimulus Funding office held on site. The purpose was to visit a 40R site that had completed part of a project supported in part from that type of funding. The projection is that 50% of the two buildings of 66 units in all will be rented by February 1st. A report of the number of school children is sent to the Lunenburg School Superintendent each week.

UNFINISHED BUSINESS:

MMA Annual Meeting- A brief report was given on seminars attended by attendees.

Sign Bylaw- Director inquired as to what direction the Board will be taking concerning the Sign Bylaw. A short discussion was held concerning excess signs in the Town Center.

Lunenburg Crossing- Director reported on remedial work in process.

MEETING SCHEDULE:

February 2011-

February 14 Information Meeting for 1263 Reservoir Road, Keating Trust, followed by Planning Board meeting (to be televised).

February 16 Master Planning Workshop

February 28 Planning Board Meeting, Ritter Memorial Building

DATA INFORMATION: Data folder containing items of interest not on agenda presented to members for viewing, consisting of various data information.

OFFICE: New copier/scanner/printer has been delivered to office. Connection and Instruction is due this week.

EXECUTIVE SESSION: see separate minutes

ADJOURNMENT: Vice Chair asked for Motion to go into Executive Session for purpose of discussion of direction to Town Counsel in the O'Brien Homes (Aro Estates Litigation), Motion, Ms. Bilotta, Second, Mr. Lockwood, roll call vote, Mr. Bakaysa, aye, Mr. Lockwood, aye, Mr. Bodkin Jr., aye, Ms. Bilotta, aye, Mr. Saiia, aye. Adjourned Regular Session 8:00 PM.